

**Town of Groton
Board of Assessment Appeals
October 1, 2009 Grand List
March 8, 2010 Session Minutes**

The Board of Assessment Appeals met on Monday, March 8, 2010 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens and James Mitchell. The meeting was called to order at 1:00 p.m. by the chairman. The board heard appeals for the October 1, 2009 Real Estate and Personal Property grand lists, as well as the 2008 Real Estate New Construction prorated bills and 2008 Motor Vehicle Supplemental Grand List.

Property Owner: Peck, David, owner accompanied by Patrick White
 Personal Property: dba Smith Insurance, 495 Gold Star Hwy, Groton
 Board Decision 3/8/2010: Stevens made a motion to remove the assessment for Smith Insurance due to L J Kidder Associates carrying the value of the furniture & fixtures on its' records. Mitchell seconded the motion and it passed with the two attending members.
 P2009 Acct# 201866 Orig. Assmt: \$710 Adjusted Assmt: \$0
 Mailed Date: 3/9/2010

Property Owner: Valerie Walsh, owner
 Personal Property: Holistic Expressions LLC, 28 Judson Ave, Mystic
 Board Decision 3/8/2010: Mitchell made a motion for no change to the assessment.
 Both members voted in agreement.
 P2009 Acct# 200982 Orig. Assmt: \$8,660
 Mailed Date: 3/9/2010

Property Owner: Jerry Ryan, owner
 Personal Property: Mystic River Metalworks, 145 Pearl St, Noank
 Board Decision 3/15/2010: Stevens made a motion to reduce the full assessment to \$2,632, and the penalty to \$659 based on the personal property declaration once it was provided to the board. Mitchell seconded the motion and it passed with a unanimous vote.
 P2009 Acct# 201388 Orig. Assmt: \$55,600 Adj. Assmt: \$3,291
 Mailed Date: 3/16/2010

Property Owner: Thomas Clay, owner
 Personal Property: dba Thomas Clay, 1078 North Road, Groton
 Board Decision 3/8/2010: Stevens made a motion to change the assessment of the old/used unregistered cars to \$700. Mitchell seconded the motion and both members voted in agreement.
 P2009 Acct# 200446 Orig. Assmt: \$10,500 Adjusted Assmt: \$700
 Mailed Date: 3/9/2010

Property Owner: Randall Brooks, owner
 Property Location: 3 Gravel Street, Mystic, Pin# 261918410180
 Board Decision 3/9/2010: Stevens made a motion to remove the 10% Income & Expense penalty after receiving the survey on 3/9/2010. Mitchell seconded the motion and it passed.
 R2009 Acct# 301365 Orig. Assmt: \$467,810 Adj. Assmt: \$467,810
 I&E Penalty: \$ 46,781
 Total Assmt: \$514,591
 Mailed Date: 3/10/10

Property Owner: Factory Square LLC, Todd Brady, member/owner
 Property Location: 12 Water Street, Pin# 261918305500
 Board Decision 3/8/2010: Mitchell made a motion to remove the Income & Expense 10% penalty, which was seconded by Stevens and it passed.
 R2009 Acct# 303516 Orig. Assmt: \$3,632,450 Adj. Assmt: \$3,632,450
 I&E Penalty: \$ 363,450
 Total Assmt: \$3,995,695
 Mailed Date: 3/10/2010

Property Owner: Colonel Ledyard Cemetery Assoc., Donald Byles, rep.
 Property Location: 0 Mitchell Street, Pin# 168807597196
 Board Decision 3/8/2010: A motion was made by Stevens and seconded by Mitchell to re-instate the tax exempt status once the \$35.00 fee is received from the cemetery association. The M3 application was attached to the BAA application.
 R2009 Acct# 302251 Orig. Assmt: \$1,712,060
 Mailed Date: 3/9/2010

Property Owner: The Connection Fund Inc., Thomas Forshner, CFO
 Property Locations: 542 Long Hill Road, Pin # 168920909172
 39 Midway Oval, Pin# 169812969567
 43 Depot Road, Pin # 169811666227
 172 Benham Road, Pin# 168811660503
 162 Benham Road, Pin# 168811661543
 Board Decision 3/8/2010: Stevens made a motion to re-instate the tax exempt status upon receipt of the \$35 late fee. The M3 tax exempt applications were included with the appeal application to the board.
 R2009 542 Long Hill Rd Acct# 302346 Orig. Assmt: \$524,720
 R2009 39 Midway Oval Acct# 302347 Orig. Assmt: \$58,660
 R2009 43 Depot Road Acct# 302343 Orig. Assmt: \$146,930
 R2009 172 Benham Road Acct# 302344 Orig. Assmt: \$208,670
 R2009 162 Benham Road Acct# 302345 Orig. Assmt: \$208,810
 Mailed Date: 3/9/2010

Property Owner: Harry Leiser and Warren Miller, rep. Harry Leiser
Property Location: 625 Long Hill Road, Pin # 169805091135
Board Decision 3/8/2010: The chairman made a motion to remove the I&E Penalty as the form was included with the BAA Appeal Application.
R2009 Acct# 306527 Orig. Assmt: \$1,106,420 Adj. Assmt: \$1,106,420
I&E Penalty: \$ 110,642
Total Assmt: \$1,217,062
Mailed Date: 3/10/2010

A motion for adjournment made by the chair at 4:25 p.m., seconded by Mitchell and passed.

Respectfully submitted,

Mary Gardner
Asst. Assessor
Clerk to board